

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Date: _____

Mr. Joseph M. Seipp, Jr.
4100 W. Charles Street
Baltimore, Maryland 21218

RE: Petitions for Zoning Variance and Special Hearing
Case numbers: 88-432-SPHA
NE/S Monroe Street, 180.87' SE of c/l Gibbons Blvd.
(9711 Monroe Street)
8th Election District - 4th Councilmanic District
Petitioner(s): Joseph M. Seipp, Jr.
HEARING SCHEDULED: TUESDAY, APRIL 19, 1988 at 1:00 p.m.



Dennis F. Rasmussen
County Executive

Dear Mr. Seipp:

Please be advised that \$114.25 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 50517

DATE 4/19/88 ACCOUNT R-01-615-000

AMOUNT \$ 114.25

RECEIVED FROM: Evans, George & Bronstein (Seipp)

FOR: 4/19/88

88-432-SPHA

VALIDATION OR SIGNATURE OF CASHIER

and post set(s), there for each set not

URS,

Haines

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ounty

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Townson, Maryland 21204
494-3554

February 18, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Townson, Maryland 21204

Dear Mr. Haines:

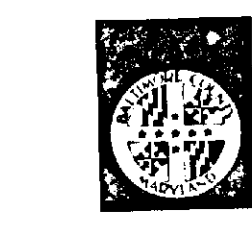
The Bureau of Traffic Engineering has no comments for items number 258, 260, 261, 262, 263, 265, 266 and 268.

Very truly yours,

Michael S. Flanigan

Traffic Engineer Associate II

MSF/pml-b



Dennis F. Rasmussen
County Executive

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
NE/S Monroe St., 160.67' SE of c/l Gibbons Blvd. (9711 Monroe St.),
8th District : OF BALTIMORE COUNTY

JOSEPH H. SEIPP, JR., Petitioner; Case No. 88-432-SPHA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 29th day of March, 1988, a copy of the foregoing Entry of Appearance was mailed to Evans, George & Bronstein, 29 W. Susquehanna Ave., Suite 205, Towson, MD 21204, Attorneys for Petitioner; and Mr. Gordon Langdon, Gerhold, Cross & Etzel, 412 Delaware Ave., Towson, MD 21204, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

Baltimore County
Fire Department
Townson, Maryland 21204-2586
494-4300

Paul H. Reincke
Chief

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Townson, MD 21204

January 28, 1988

Re: Property Owner: Joseph H. Seipp, Jr.

Location: NE/S Monroe St., 160.67' SE of c/l Gibbons Blvd.

Item No.: 261

Zoning Agenda: Meeting of 2/2/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

MAR 03 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Zoning Variance and Special Hearing
Case numbers: 88-432-SPHA
NE/S Monroe Street, 180.87' SE of c/l Gibbons Blvd.
(9711 Monroe Street)
8th Election District - 4th Councilmanic District
Petitioner(s): Joseph M. Seipp, Jr.
HEARING SCHEDULED: TUESDAY, APRIL 19, 1988 at 1:00 p.m.

Variance and Special Hearing: To permit a parking maneuvering area within an alley, to permit a free standing, 16 sq. ft., illuminated sign in lieu of the allowed 8 sq. ft., non-illuminated building sign; and to delete restriction No. 2 in Zoning Case No. 88-379-A to permit more than 2 spaces.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 47470

DATE 4/19/88 ACCOUNT 01-615-000

AMOUNT \$ 700.00

RECEIVED FROM: Evans, George & Bronstein

FOR: Vari + Sp1 #261

88-432-SPHA

VALIDATION OR SIGNATURE OF CASHIER

ing permit may be issued within
dioner will, however, entertain
during this period for good
died in this office by the date



Dennis F. Rasmussen
County Executive

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 13, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Evans, George & Bronstein
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

Item No. 261 - Case No. 88-432-SPHA
Petitioner: Joseph H. Seipp, Jr.
Petition for Zoning Variance & Special
Hearing

Dear Sirs:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:cer

Enclosures

IN RE: PETITIONS FOR SPECIAL HEARING
AND ZONING VARIANCE - NE/S
Monroe Street, 180.87' SE of
the c/l of Gibbons Boulevard
(9711 Monroe Street)
8th Election District
4th Councilmanic District

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 88-432-SPHA

Joseph M. Seipp, Jr.
Petitioner

AMENDED ORDER

WHEREAS, the Order in the above-captioned matter dated April 29, 1988 granted the Petitioner a variance to permit a freestanding, illuminated identification sign of 16 sq.ft. in lieu of the permitted 8 sq.ft., non-illuminated sign attached to the building;

WHEREAS, it was the intention of the Deputy Zoning Commissioner to permit a non-illuminated sign rather than an illuminated sign as stated in the record and accepted by Petitioner;

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 23 day of May, 1988 that the variance to permit a free-standing illuminated identification sign of 16 sq.ft. in lieu of the permitted 8 sq.ft., non-illuminated sign attached to a building, which was granted in the Order dated April 29, 1988, is hereby stricken, and a variance to permit a freestanding, non-illuminated identification sign of 16 sq.ft. be and is hereby GRANTED; and

IT IS FURTHER ORDERED that all other provisions and restrictions of the Order dated April 29, 1988 shall remain in full force and effect.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

cc: Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue, Suite 205, Towson, Md. 21204

Mr. Stephen Weber
9901 Van Buren Lane, Cockeysville, Md. 21030

People's Counsel; File

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

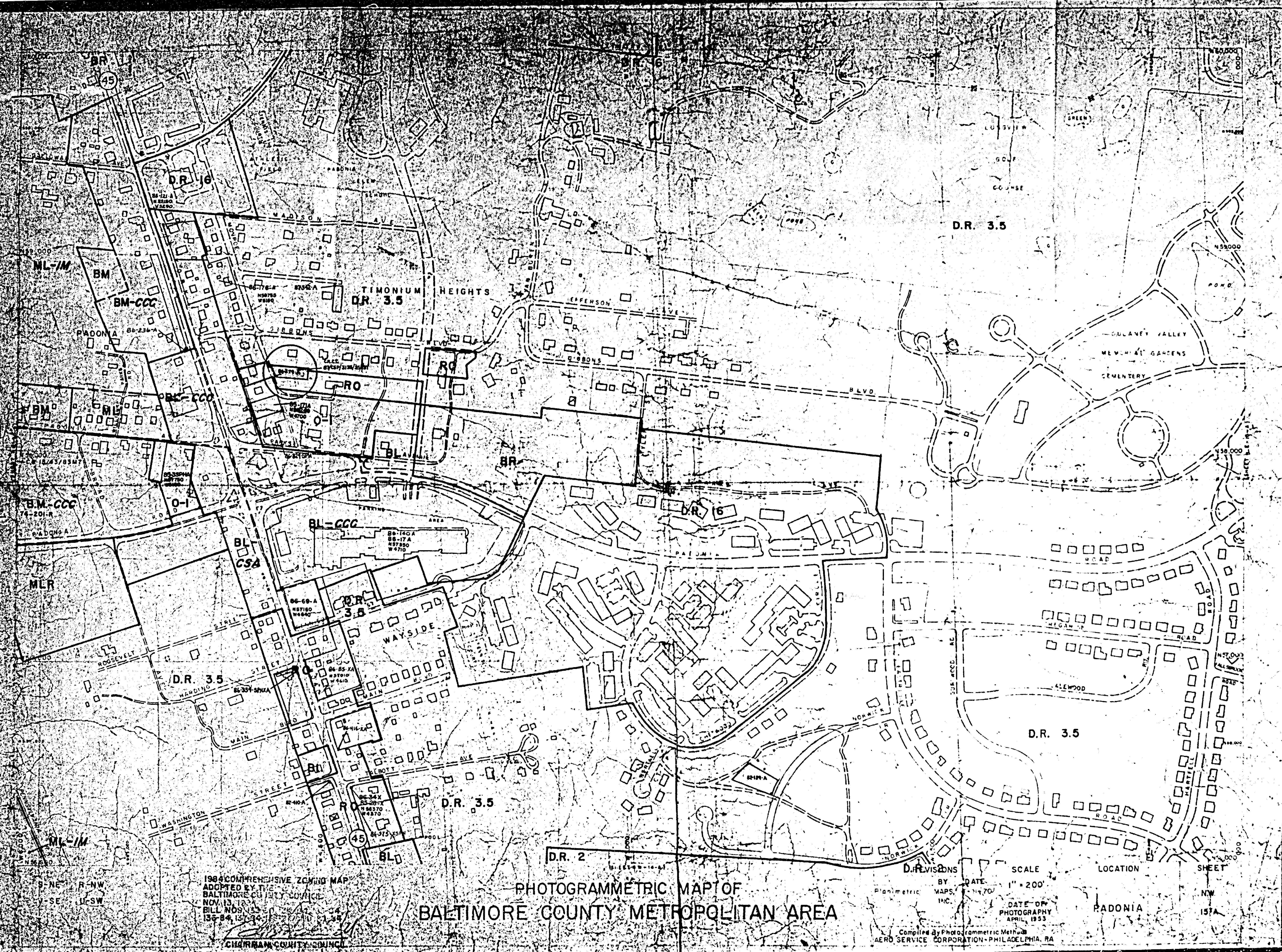
Your petition has been received and accepted for filing this
1st day of February, 1988.

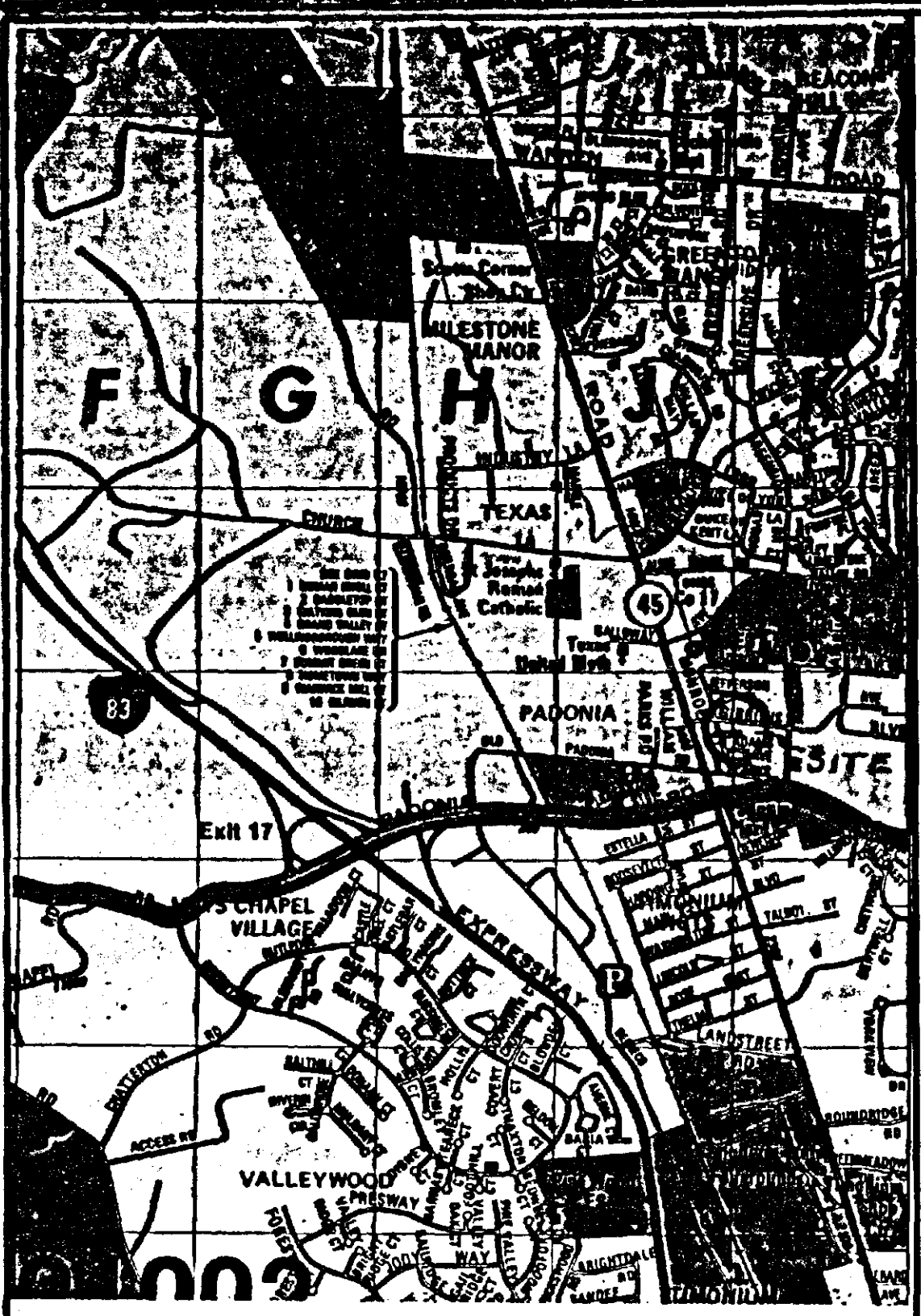
J. Robert Haines
ZONING COMMISSIONER

Petitioner: Joseph H. Seipp, Jr.
Petitioner's Attorney: Evans, George & Bronstein

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

True Copy Test
Suzanne M. Clark
Per E. E. Clark, Jr.
Assistant Clerk





VICINITY MAP SCALE: 1"=1650'

1 MONROE STREET BUILDING

2 OWNER AND DEVELOPER:
JOSEPH H. SEIPP JR.
4100 N. CHARLES ST.
BALTIMORE MARYLAND 21218
PHONE 235-8650

3 PLAN PREPARED BY:
GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204
PHONE 823-4470

4 SCALE: 1"=20'

5 8TH ELECTION DISTRICT
6 4TH COUNCILMANIC DISTRICT
7 CENSUS TRACT 4085.03
8 11TH WATERSHED + 32ND SUBSEWER SHED

9 SITE HAS EXISTING WATER AND SEWER
IN MONROE ST.
WATER DWG. No. 69-1010
SEWER DWG. No. 577-0031
86-0806 (BY KIDDE CONSULTANTS INC.)

10 SITE ACREAGE:

GROSS AREA 88790' - .2038 ACRES
NET AREA 78670' - .1806 ACRES (INC. 1/2 ALLEY)

11 A. ALLEY - THE OWNERSHIP OF LOTS IN TIMMONIUM HEIGHTS IS TO THE
E. OF THE ALLEY; SUBJECT TO THE RIGHTS OF OTHER LOT OWNERS;
BALTO. CO. HAS NOT TAKEN TITLE AS FAR AS CAN BE DETERMINED.
B. EXISTING DWELLING HAS BEEN RENTED SINCE SEPT. 1986; OVER ONE YEAR
AND IS IN COMPLIANCE WITH ZONING POLICY RM-11.
C. VARIANCE + SPECIAL HEARING TO BE REQUESTED FOR FREESTANDING SIGN AND TO REMOVE RESTRICTION NO. 2 IN
ZONING CASE # 86-377A

12 PARKING REQUIREMENTS
BASEMENT 24' X 28' = 672' ÷ 500 = 2 SPACES (BASEMENT TO BE USED FOR OFFICES)
1ST FLOOR 672' X 28' (134') ÷ 500 = 3 SPACES
2ND FLOOR 24' X 28' = 672' ÷ 500 = 2 SPACES
TOTAL REQ'D 7 SPACES
SPACES PROVIDED 9 SPACES
(INCLUDES 1 1/2 SPACES - SHOWN)

13 DUMSTER
A WHEEL TYPE DUMSTER WILL BE PLACED IN A SUITABLE LOCATION
AT THE REAR OF THE BUILDING AND ACCESSIBLE TO THE PROP. PAVING.

14 A FINAL LANDSCAPE PLAN WILL BE SUBMITTED BY HUNANT-RODGE, INC. AND
LANDSCAPING 7 TREES AS SHOWN; MODIFICATION TO BE REQUESTED FOR MODIFIED
CALCULATIONS - RD. FRONTAGE / INTERIOR ROAD 230' ÷ 40' (TREE PLANTING) = 6 TREES
PARKING 12' (TREE PLANTING) = 1 TREE
TOTAL 7 TREES

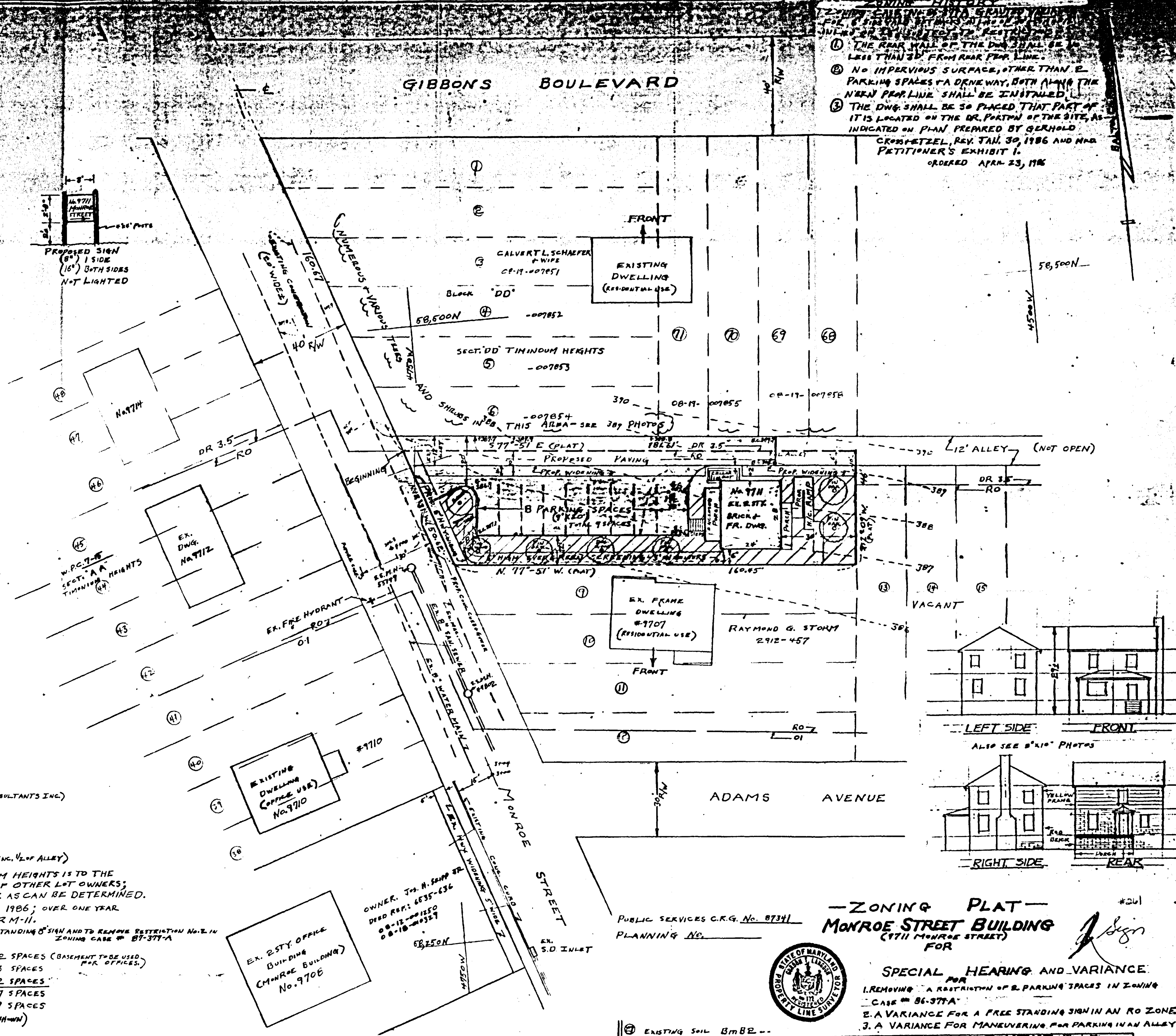
15 SITE HAS PUBLIC SEWER AND WATER

16 NO STREAMS OR FLOOD PLAINS OR WETLANDS

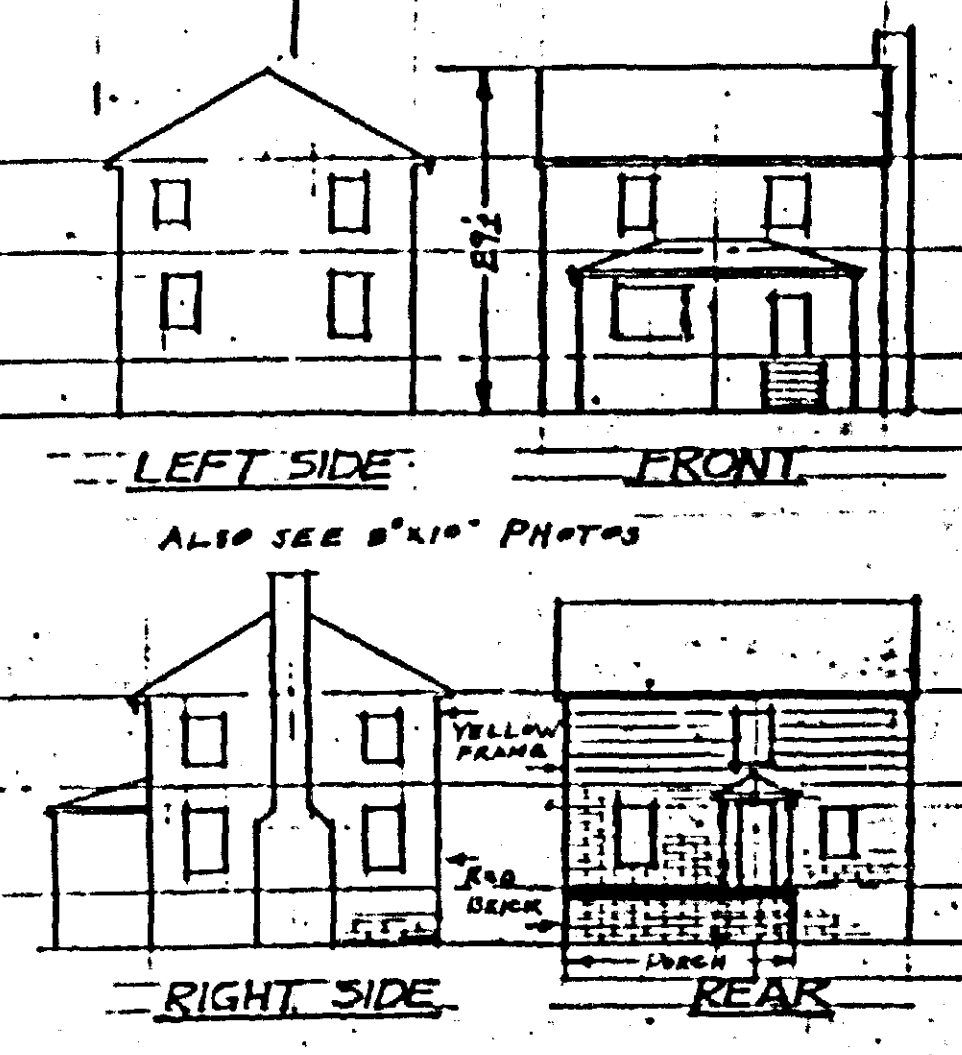
17 PRINCIPAL USE OF BUILDING - OFFICES, GENERAL
MAX. NO. EMPLOYEES 101 - 1 HRS. OPERATION - 8 AM TO 6 PM

18 8' SIGN PROPOSED. SEE SKETCH ABOVE

19 ONE OUTDOOR FLOODLIGHT ON MAIN CORNER OF BUILDING

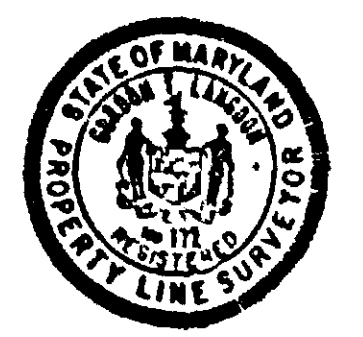


2. THE REAR WALL OF THE DWG. SHALL BE NO LESS THAN 30' FROM REAR PROP. LINE.
3. NO IMPERVIOUS SURFACE, OTHER THAN 2. PARKING SPACES OR DRIVEWAY, BOTH ALONG THE REAR PROP. LINE SHALL BE INSTALLED.
4. THE DWG. SHALL BE SO PLACED THAT PART OF IT IS LOCATED ON THE DR. PORTION OF THE SITE, AS INDICATED ON PLAN PREPARED BY GERHOLD, CROSS & ETZEL, REV. JAN. 30, 1986 AND M.D. PETITIONER'S EXHIBIT 1.
ORDERED APRIL 23, 1986



-ZONING PLAT-
MONROE STREET BUILDING
(1711 MONROE STREET)
FOR

SPECIAL HEARING AND VARIANCE
FOR
1. REMOVING A RESTRICTION OF 2. PARKING SPACES IN ZONING CASE # 86-377A
2. A VARIANCE FOR A FREE STANDING SIGN IN AN RO ZONE
3. A VARIANCE FOR MANEUVERING FOR PARKING IN AN ALLEY



EXISTING SOIL BmB2--					J. A. VARIANCE FOR MANEUVERING FOR PARKING IN AN AREA				
LIMITATIONS -		FILTER FIELDS		HOUSES WITH BASEMENTS		" WITHIN "		STREETS & PPR. LOTS	
BmB2		SLIGHT		SLIGHT		SLIGHT		MODERATE - SLOPE	

19 HANDICAP RAMP TO BE PROVIDED IN REAR OF 5-DB.

20 EX. LAWN TO BE REMOVED IN AREA OF PROPOSED PARKING.

21 PARKING LOT TO BE CONSTRUCTED ON EX. GRADE; NO OTHER GRADING PROPOSED.

22 EX. BUILDING IS OF RED BRICK - 1 1/2 FL. AND YELLOW FRAME SIDING - 2nd FL. + PATIO

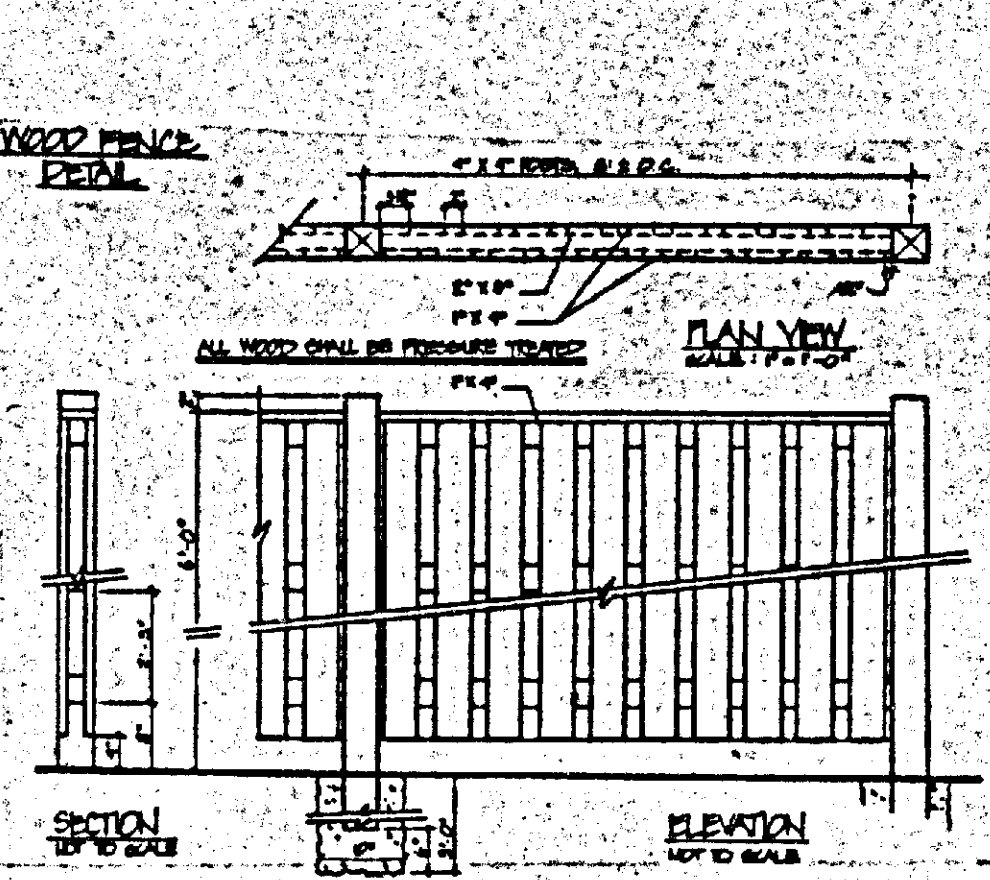
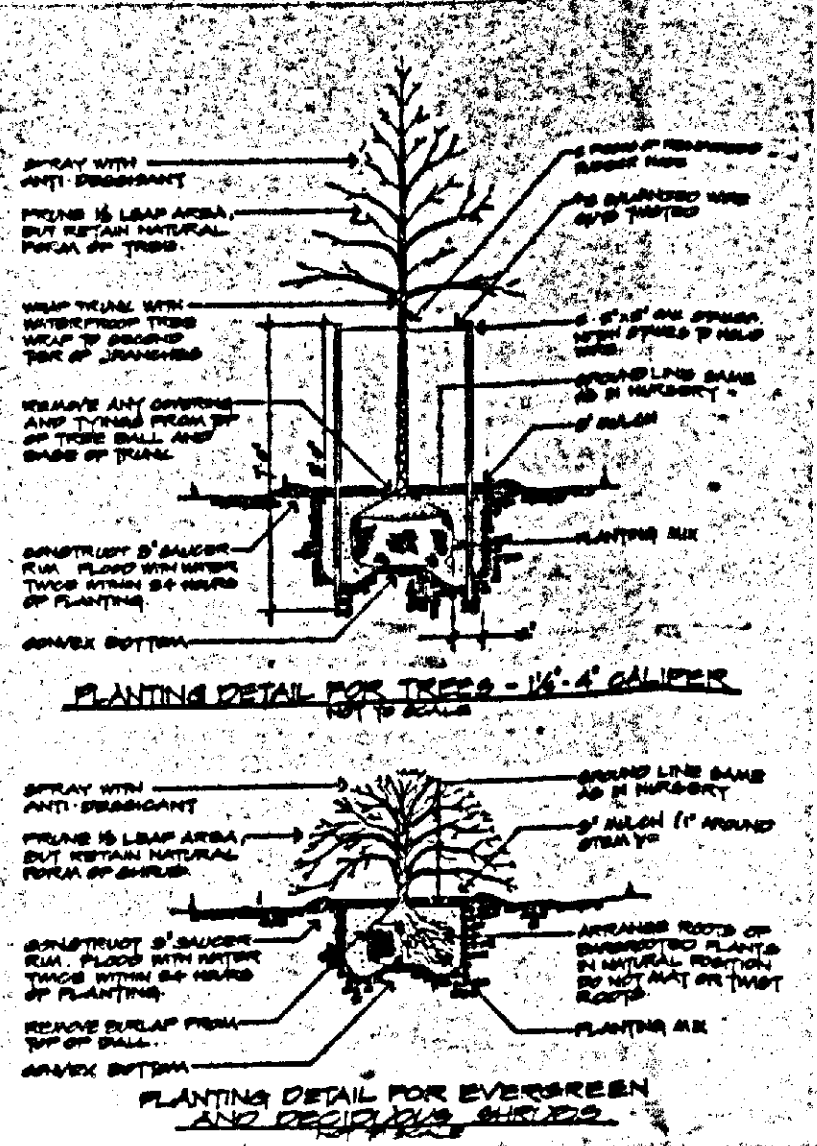
SCALE: 1" = 20' DEC. 15, 1987

GERHOLD, CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVE. TOWSON, MD.

REMARKS & ADDITIONS
1

23 ON SITE ZONING RO SEE WRIT OF MANDAMUS - 9-4-87, ALSO SEE ABOVE RIGHT CASE # 86-377A
24 DEED REFERENCE: E.H.K. JR. # 6825-622 - 5TH PARCEL LOT TWO (2ND) WAREHOUSE
25 PROPERTY No. 08-14-066831
26 ESTIMATED A.D.T.S. 12.80 X 2.15 = 26.94 A.D.T.S.; YEAR - 1986; 1/2 LEVEL INTERMEDIATE TYPE
27 PUBLIC TRANSPORTATION - M.T.A. BUS No. 88 IN YARD RD. - 1/2 MILE WEST
28 STORM WATER MANAGEMENT - EXEMPT; LESS THAN 5000' DISTURBED AREA.
SEE BILL 68105-B4 SECTION 2 - 150.3 (B-3)
29 NO ON SITE: WETLANDS, GEOLOGICAL FORMATIONS OR CHANGES, ARCHEOLOGICAL SITES, CRITICAL AREAS, ENDANGERED SPECIES HABITAT OR HAZARDOUS MATERIALS

GERHOLD, CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVE. TOWSON, MD.



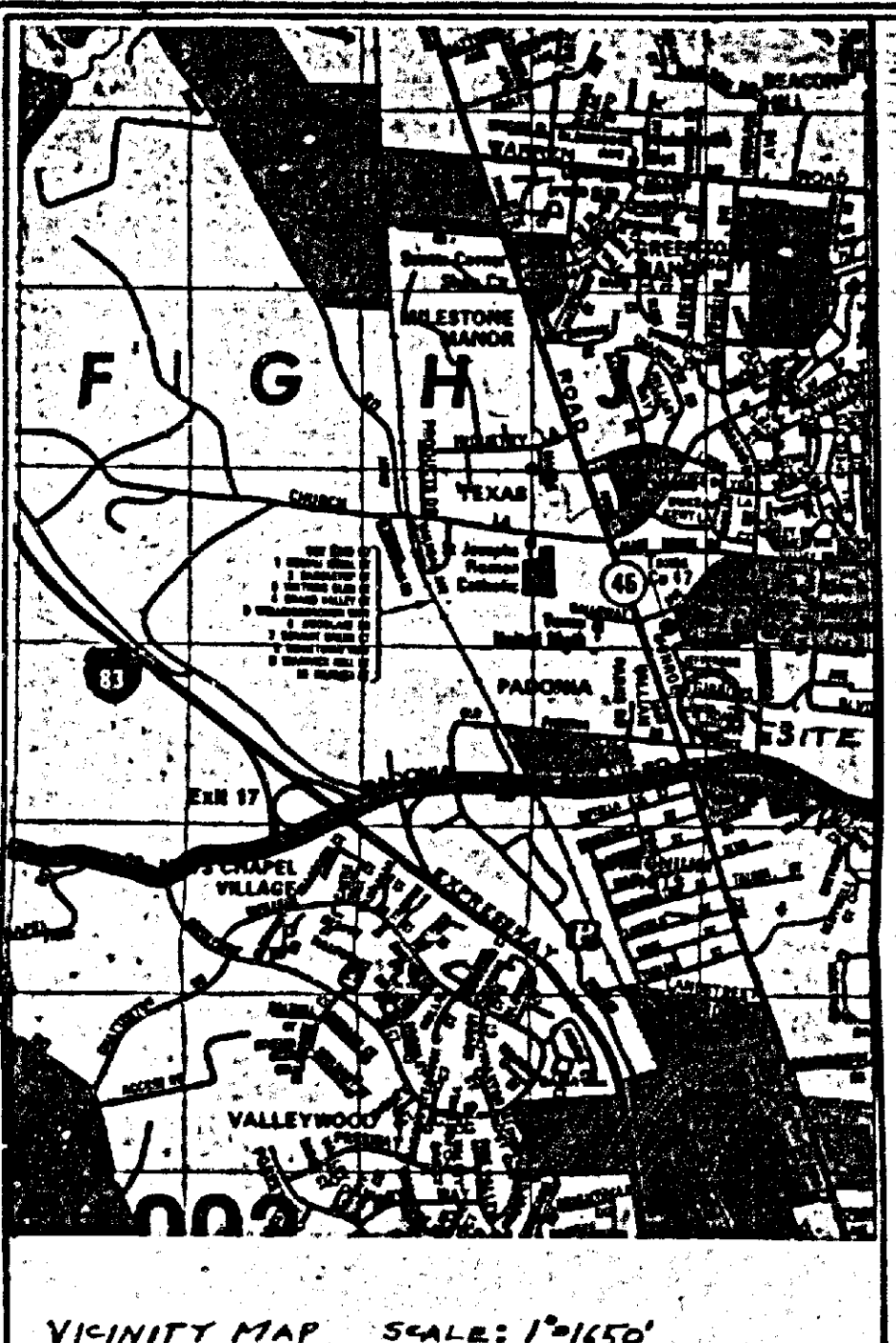
NOTES:

- Contractor shall notify Miss Utility a minimum of 72 hours prior to digging. Telephone: 1-800-257-7777.
- The location of all plant material is to be approved in the field by the Landscape Architect.
- The Landscape Architect is to be notified 48 hours before planting begins.

HUMAN & ROHDE, INC.
Landscape Architects
110 E. Pennsylvania Avenue
Towson, Maryland 21204
(301) 825-3885
DATE: MARCH 7, 1986

PLANT SCHEDULE

QTY	POTENTIAL NAME	COMMON NAME	SIZE	SPACING
2	EUNYMIS FORTUNEI 'SARCOXIE'	SARCOXIE EUNYMIS	30-36" HT.	3' OC.
3	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	30-36" HT.	2' OC.
1	AMELANCHIER HYBRIDA 'CUMULUS'	CUMULUS SHADBLOW	6' HT.	
5	GLEPISIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2-2 1/2" CAL.	25' OC.
2	QUERCUS PALUSTRIS	PIN OAK	3-2 1/2" CAL.	25' OC.



LANDSCAPE CALCULATIONS

REQUIRED TREES: 57 MONROE ST. FRONTAGE 40' x 14' + 10' x 14' = 104' x 14' = 1456' x 14' = 20384' x 14' = 285376' x 14' = 3995264' x 14' = 55933696' x 14' = 783071744' x 14' = 10963004416' x 14' = 153482061824' x 14' = 2148748865536' x 14' = 30082484117504' x 14' = 421154777645056' x 14' = 5896166907030784' x 14' = 82546336698430976' x 14' = 115564871377803360' x 14' = 1617908209289247040' x 14' = 22650714930049458560' x 14' = 317109009020692419840' x 14' = 4439526126289693877760' x 14' = 62153365768053714289280' x 14' = 8701471207527519999499520' x 14' = 121820596905385279992993280' x 14' = 1705488356675393919891906560' x 14' = 23916836993455514878486691840' x 14' = 334835717908377208308813685760' x 14' = 4687699050717280916323391590720' x 14' = 65627786709041932828527482260480' x 14' = 918789013926587059601386751646720' x 14' = 12863046194972218834419414523054720' x 14' = 178082646729611063681871803322766080' x 14' = 24931570542145548915462052465187200' x 14' = 349041987590037684816468734512620160' x 14' = 4886587826260527587430562283176682240' x 14' = 68392229567647386224023871964473551360' x 14' = 957491213947063387141534207502629719040' x 14' = 1340487701525888742098147890503681606400' x 14' = 18766827821362442389374070467051542489600' x 14' = 262735589501074193451236986538721594854400' x 14' = 367829825301503870831731781154210232816000' x 14' = 5150617554221054191644244936158943259424000' x 14' = 72108645759094758683019429106225205631936000' x 14' = 1010521040627326621562271907487152838847104000' x 14' = 14147294568782572701871806704820139743859456000' x 14' = 19806212396293581782620529386728195641383040000' x 14' = 277286973548110144956687411414194739001362560000' x 14' = 388201763067354202939362375979872634602908160000' x 14' = 5434824682942958841151073263518216884440714240000' x 14' = 7608754556118142377611502568925503638216200960000' x 14' = 10692256378565399328656103596495705093502681600000' x 14' = 149691589301915590601185450350939871309037721600000' x 14' = 2115682250226818268416596304913158198306528000000' x 14' = 29619551503175455757832348268784214776291392000000' x 14' = 41467372104449638060965287576307900686807948800000' x 14' = 580543209462294932833514026068310609615311283200000' x 14' = 812760493247212905966919636495635253461435795200000' x 14' = 1139864690546098068353687491093889354846010112000000' x 14' = 16158105667645372956951624875314450967844141696000000' x 14' = 22621347934703522139732274825440231355181808256000000' x 14' = 316708871085849310156251847556163239072545315584000000' x 14' = 4434024195201890342187525865786285346015634418176000000' x 14' = 62076338732826464790625362120907994844218881872448000000' x 14' = 869068742259570507068759069692711927819064346614272000000' x 14' = 1216696239163398709896262697569796709146690085259968000000' x 14' = 17033747348287581938547677765977153928053661193639552000000' x 14' = 239472462876026147139667488723680155092751256710953728000000' x 14' = 335261448026436606095534484213152217130851759395535232000000' x 14' = 4693660272369912485337482778984131039831924631537493248000000' x 14' = 6571124381317877479472475890577783455764694484152490560000000' x 14' = 9209574133845028471261466246809096838070572277813486784000000' x 14' = 128534037873830398607660527455327355732988011909388800000000' x 14' = 1801476530233625580507247384374583080261832166731443200000000' x 14' = 2522067142327075812700146338124416312366565033424020480000000' x 14' = 35309140992579061367802048733741828373131910467936286720000000' x 14' = 49432797389610685915022868227238559722384674655110801280000000' x 14' = 69005916345454959281032015518133983611338544517155121728000000' x 14' = 96608282883636943003444821725387577055873962324017170560000000' x 14' = 135251596037091720204822750415542607878223547253624039040000000' x 14' = 191352234451928408286751850581759651029512966155073654400000000' x 14' = 267893128232699771601452590812463511441318152617084316800000000' x 14' 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